



*Report to the
Auburn Urban
Development
Authority*

Action Item

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Agenda Item No.

City Manager Approval

To: Chairman and Authority Members
From: Jack Warren, Director of Public Works/City Engineer
Bernie Schroeder, Engineering Division Manager
Carie Huff, Associate Engineer
Date: February 9, 2009
Subject: Auburn UDA Jury Parking Lot – Proposed Phasing

The Issue

Shall the Auburn Urban Development Authority authorize the Public Works Director to incorporate phasing into the Jury Parking Lot project, in order to reduce construction costs?

Conclusion and Recommendation

Staff recommends that the City Council, BY RESOLUTION, authorize the Director of Public Works to incorporate phasing into the Jury Parking Lot project by completing some of the work internally in order to reduce the overall construction cost of the project.

Background

The Jury Parking Lot is currently in design by A.R. Associates for reconstruction due to pavement deterioration. Originally, the City of Auburn intended to go with a complete re-build, which included 2.5" of asphalt plus 6" of aggregate base plus Geogrid (the Geogrid is equivalent to 4" of aggregate base). The new structural section would allow for a 20-year life. However, cost constraints have forced the City to look at other alternatives to maximize the parking lot life and stay within a construction budget of \$200,000.

In order to increase our ability to provide a quality project, we are proposing that the Jury Parking Lot construction be broken up into four phases. A.R. Associates will continue with the site design of the project, including all electrical work. Once the design is complete, the plans will be submitted to the City of Auburn and the various construction phases will be coordinated internally.

Phase 1: The City of Auburn will utilize the public works crew to repair existing soft spots within the structural section. We estimate reconstruction of the existing lot to be approximately one third of the total area.

Estimated completion: March 2009.

Phase 2: Lighting contract – The City of Auburn will contract with an electrical contractor to complete all lighting and conduit improvements. This work includes the conduit for the future light at the midpoint of the driveway connector. The electrical work can be completed concurrently with the corporation yard work.

Estimated completion: March 2009.

Phase 3: The 2" asphalt overlay and pavement striping will go out to bid in the early spring to allow for construction once the weather turns.

Estimated completion: April 2009.

Phase 4: The City of Auburn public works crew will place proposed curb stops within the project limits.

Estimated completion: June 2009.

Included in the Estimated Projects Costs (please see Exhibit A) are the engineering design, construction administration (including bidding and preparing specification/contract documentation book) and construction staking. The City of Auburn equipment and staff allocation costs are also estimated for Phase 1 and Phase 4.

Alternatives Available to Auburn Urban Development Authority; Implications of Alternatives

1. Adopt Staff Recommendations.
2. Adopt Amended Recommendations.
3. Do not adopt recommendations

Fiscal Impact

Design (Engineering, Construction Administration and Construction Staking)	\$26,580.00
Estimated Construction Cost with Phasing	\$193,102.50
City of Auburn Equipment and Staff Allocation Costs	\$25,000.00
Total	\$244,682.50

Attachments

Exhibit A – Breakdown of Estimated Project Costs

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RESOLUTION NO. 0-
RESOLUTION TO AUTHORIZE THE DIRECTOR OF PUBLIC WORKS TO
INCORPORATE PHASING INTO THE JURY PARKING LOT

THE AUBURN URBAN DEVELOPMENT AUTHORITY OF THE CITY OF AUBURN
DOES HEREBY RESOLVE:

A. That the Director of Public Works shall incorporate phasing into the
Jury Parking Lot project by completing some of the work internally in order to
reduce the overall construction cost of the project.

DATED: February 9, 2009

J. M. Holmes, Chairman

ATTEST:

Joseph G. R. Labrie, City Clerk

I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
that the foregoing resolution was duly passed at a regular session meeting of
the Auburn Urban Development Authority of the City of Auburn held on the
9th day of February 2009 by the following vote on roll call:

Ayes:
Noes:
Absent:

Joseph G. R. Labrie, City Clerk

